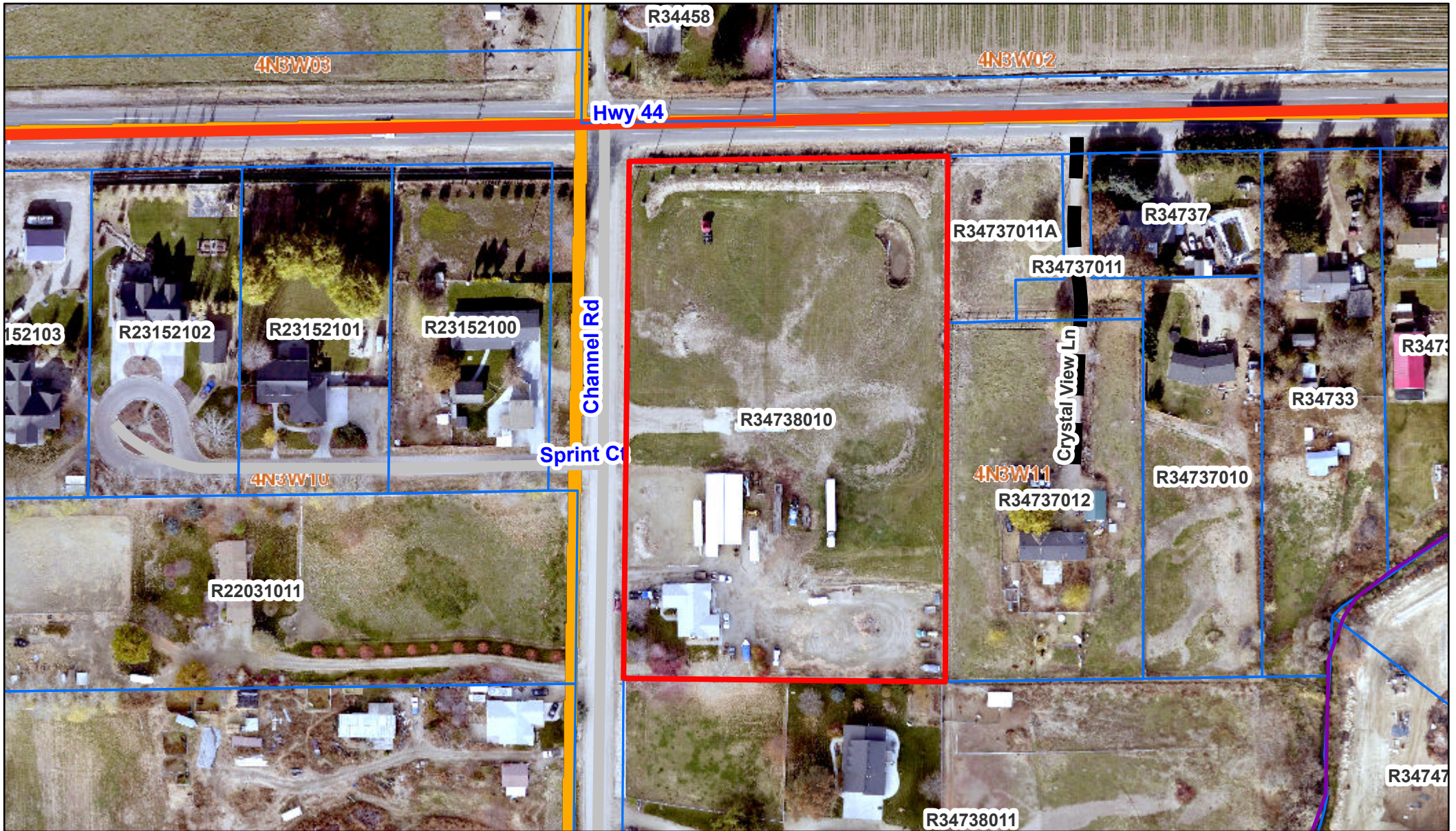


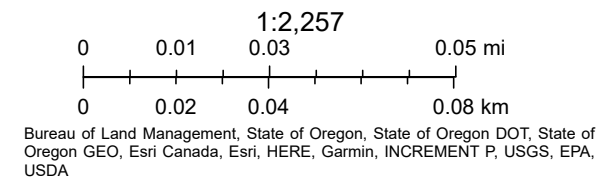
Canyon County, ID Web Map



2/15/2023, 3:37:36 PM

- Legend:

 - Parcel Number Search_Query result
 - Hydro_NHDFlowline
 - CC_PrivateRoads
 - CanyonCountyRoads
 - Hwy
 - Roads
 - Roads
 - County Boundary
 - Current Impact Area
 - City Limits
 - Sections
 - Canyon County Imagery_2019
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3



CENTURION ENGINEERS, INC.

Dave Crawford

President

2323 S. Vista Ave Ste 206
Boise, ID 83705
208.343.3381
dacrawford@centengr.com

Madelyn Vander Veen

Planning Tech, Canyon County Development Services

111 N. 11th Avenue Room 310
Caldwell, ID 83605
208.455.6035
Madelyn.VanderVeen@canyoncounty.id.gov

March 16, 2023

Dear Ms Vander Veen,

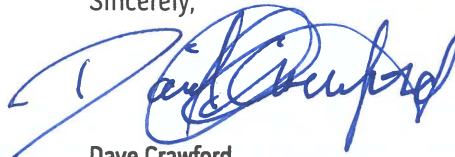
This is a revised letter of intent for Mr. Tyler Toups for his property located at 22906 Channel Road, Caldwell, Idaho. Mr. Toups seeks to gain conditional use permit approval to operate an RV storage area on the northern portion of his property. The subject property is within a C-1 district, and RV storage is an allowed use in that zone with a conditional use permit. The remainder of the property is in an AG district and has a single-family home. Mr. Toups will continue to reside on the property.

The home and RV storage area share an access point to Channel Road that was approved by Canyon Highway District No. 4 on July 19, 2018. The RV storage area will have an all-weather surface with up to 48 spaces of varying lengths and widths to securely accommodate RVs, trailers, boats, and other toys. The site will be fenced and will have landscaping along the property lines to the west (10 feet), the north (23 feet), and east (30 feet to account for future widening of Channel Road). The driveway apron allows vehicles to pull completely off Channel Road while waiting to enter through the security gate. The site will be developed with appropriate irrigation and stormwater facilities but does not require water or sewer.

The proposed use is consistent with the Canyon County Comprehensive Plan designation of commercial which encourages commercial uses that provide goods and services to businesses, travelers, and residents of the County. The RV storage area provides a very useful service to residents—especially those living on smaller properties—to safely store their outdoor adventure toys.

We look forward to working with staff, the Planning & Zoning Commission, and Board of County Commissioners on this proposal.

Sincerely,



Dave Crawford
President
Centurion Engineers, Inc.

Over a Century of Engineering Excellence



Space Count

2	@	37' x 15'
14	@	40' x 12'
13	@	47' x 15'
8	@	60'(min.) x 15'
7	@	70'(min.) x 15'
4	@	50'(min.) x 15'
48 Total Spaces		

EXISTING
HOME

Site Plan Sketch For:
Tyler Touns
Conditional Use

A PARCEL OF LAND SITUATE IN THE NORTHWEST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 WEST,
BOISE MERIDIAN, CANYON COUNTY, IDAHO.
PARCEL NUMBER R3-78001000
22306 CHANNEL ROAD

MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



PROPERTY OWNER	OWNER NAME: <u>Tyler Toups</u>
	MAILING ADDRESS: [REDACTED]
	PHONE: [REDACTED] EMAIL: [REDACTED]

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature: Tyler Toups

Date: 6-3-22

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: <u>Tyler Toups</u>
	COMPANY NAME:
	MAILING ADDRESS: <u>Same as above</u>
	PHONE: EMAIL:

SITE INFO	STREET ADDRESS: <u>Same as above</u>			
	PARCEL #: <u>R34738010</u>		LOT SIZE/AREA: <u>4.00</u>	
	LOT:	BLOCK:	SUBDIVISION:	
	QUARTER:	SECTION:	TOWNSHIP:	RANGE:
	ZONING DISTRICT:		FLOODZONE (YES/NO):	

HEARING LEVEL APPS	<input checked="" type="checkbox"/> CONDITIONAL USE	<input type="checkbox"/> COMP PLAN AMENDMENT	<input type="checkbox"/> CONDITIONAL REZONE
	<input type="checkbox"/> ZONING AMENDMENT (REZONE)	<input type="checkbox"/> DEV. AGREEMENT MODIFICATION	<input type="checkbox"/> VARIANCE > 33%
	<input type="checkbox"/> MINOR REPLAT	<input type="checkbox"/> VACATION	<input type="checkbox"/> APPEAL
	<input type="checkbox"/> SHORT PLAT SUBDIVISION	<input type="checkbox"/> PRELIMINARY PLAT SUBDIVISION	<input type="checkbox"/> FINAL PLAT SUBDIVISION

DIRECTORS DECISION APPS	<input type="checkbox"/> ADMINISTRATIVE LAND DIVISION	<input type="checkbox"/> EASEMENT REDUCTION	<input type="checkbox"/> SIGN PERMIT
	<input type="checkbox"/> PROPERTY BOUNDARY ADJUSTMENT	<input type="checkbox"/> HOME BUSINESS	<input type="checkbox"/> VARIANCE 33% >
	<input type="checkbox"/> PRIVATE ROAD NAME	<input type="checkbox"/> TEMPORARY USE	<input type="checkbox"/> DAY CARE
	<input type="checkbox"/> OTHER _____		

CASE NUMBER: CU2022-0031

DATE RECEIVED: 6/22/22

RECEIVED BY: Maddy Vander Veen

APPLICATION FEE: \$850

CK (MO) CC CASH

SCANNED

Revised 1/3/21

Letter of Intent

06/22/2022

Dear Canyon County,

I, Tyler Touns, am submitting this letter with intent to build an RV Storage business on the north half of my property located at 22906 Channel Road Caldwell, ID 83607.

My intent is to split the property in half, leaving approximately 2 acres for the RV Storage business. The RV storage will be accessed via a gravel driveway located directly in the middle of the property, which would be accessed from Channel Road. I plan to have fencing, security surveillance, lights, and an electric gate installed for the proposed storage area. There will be no structural buildings, only an access road and parking area for recreational vehicles.

If approved, I plan to have the project completed by the end of summer in 2022. I appreciate your consideration of this project and look forward to hearing from you.

Sincerely,

Tyler Touns

SCANNED

July 44

Landscaping

Landscaping

← sign

light Pole

light Poles

light Poles

chain link fence

electric gate

existing Driveway

Channel Rd.

LAND USE WORKSHEET

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



Required for Conditional Use Permit, Comprehensive Plan and Zoning Ordinance Amendment Applications

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. DOMESTIC WATER: ☐ Individual Domestic Well ☐ Centralized Public Water System ☐ City

☒ N/A – Explain why this is not applicable: BU Storage, will not require it

☐ How many Individual Domestic Wells are proposed? _____

2. SEWER (Wastewater) ☐ Individual Septic ☐ Centralized Sewer system

☒ N/A – Explain why this is not applicable: no sewer, facility will not require it.

3. IRRIGATION WATER PROVIDED VIA:

☐ Surface ☐ Irrigation Well ☒ None

4. IF IRRIGATED, PROPOSED IRRIGATION:

☐ Pressurized ☐ Gravity

5. ACCESS:

☒ Frontage ☐ Easement Easement width _____ Inst. # _____

6. INTERNAL ROADS:

☐ Public ☒ Private Road User's Maintenance Agreement Inst # _____

7. FENCING ☐ Fencing will be provided (Please show location on site plan)

Type: Chainlink Height: 8'

8. STORMWATER: ☒ Retained on site ☐ Swales ☐ Ponds ☐ Borrow Ditches

☐ Other: _____

9. SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY: (i.e. creeks, ditches, canals, lake)

canal, passes through for irrigation,
will not be used on property.

SCANNED

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- ☐ Residential _____ ☐ Commercial _____ ☐ Industrial _____
☐ Common _____ ☐ Non-Buildable _____

2. FIRE SUPPRESSION:

- ☐ Water supply source: none

3. INCLUDED IN YOUR PROPOSED PLAN?

- ☐ Sidewalks ☐ Curbs ☐ Gutters ☒ Street Lights ☐ None

NON-RESIDENTIAL USES

1. SPECIFIC USE: RV storage, no sewer Required

2. DAYS AND HOURS OF OPERATION:

- ☒ Monday 8 Am to 5 Pm
☒ Tuesday 8 Am to 5 Pm
☒ Wednesday 8 Am to 5 Pm
☒ Thursday 8 Am to 5 Pm
☒ Friday 8 Am to 5 Pm
☐ Saturday _____ to _____
☐ Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? ☐ Yes If so, how many? _____ ☒ No

4. WILL YOU HAVE A SIGN? ☒ Yes ☐ No ☒ Lighted ☐ Non-Lighted

Height: 8 ft Width: 10 ft. Height above ground: 4 ft

What type of sign: _____ Wall ~~_____~~ Freestanding _____ Other _____

5. PARKING AND LOADING:

How many parking spaces? 100 RV, no short time customer

Is there is a loading or unloading area? no

SCANNED

ANIMAL CARE RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: 0

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. ANIMAL WASTE DISPOSAL

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☐ Other: _____

SCANNED

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning map amendment (rezone), subdivision, variance, conditional use, zoning ordinance map amendment, or other requests requiring a public hearing.

SITE INFORMATION

Site Address: 22906 Channel Rd.	Parcel Number: R34738010	
City: Caldwell	State: ID	ZIP Code: 83607
Notices Mailed Date: 6-9-22	Number of Acres: 4.05	Current Zoning: C1/Ag
Description of the Request: RV Storage on our C1 Zoning		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Tyler Toups		
Company Name:		
Current address: same as above		
City:	State:	ZIP Code:
Phone:	Cell:	Fax:
Email:		

MEETING INFORMATION

DATE OF MEETING: 6-20-22	MEETING LOCATION: 22906 Channel Rd.	
MEETING START TIME: 1930	MEETING END TIME:	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Jason Squire	[Signature]	2784 Channel Rd.
2. Rachelle Squire	[Signature]	22824 Channel Rd.
3. Stanton Widmer	[Signature]	14052 Sprint Ct.
4.		
5.		
6.		
7.		
8.		
9.		

SCANNED

10.
11.
12.
13.
14.
15.
16.
17.
18.
19.
20.

NEIGHBORHOOD MEETING CERTIFICATION:

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print):

APPLICANT/REPRESENTATIVE (Signature): _____

DATE: ____/____/____

Notice of Neighborhood Meeting

Conditional Use Permit

Pre-Application requirement for a Public Hearing

06/08/2022

Dear Neighbor,

We are in the process of submitting an application for a Conditional Use Permit (*or variance, zoning ordinance map amendment, expansion or extension of nonconforming uses, etc.*) to Canyon County Development Services (DSD). Our plan is to develop an RV Storage Lot, complete with fencing, security surveillance, gate, etc. This storage lot would not include any structural buildings of any kind and would be used as a parking lot only. We would like to make use of our C1 zoning and would appreciate your support in our decision on this project. One of the requirements necessary prior to submitting the application is to hold a "neighborhood meeting" and provide information to our surrounding neighbors (Canyon County Zoning Ordinance 07-01-15).

This meeting is for informational purposes and to receive feedback from you as we move through the application process. This is **not** a Public Hearing before a governing body of the County. Once our application has been submitted and processed, a public hearing date will be scheduled. Prior to the scheduled date, you will receive an official notification from Canyon County DSD regarding the Public Hearing via postal mail, newspaper publication, and/or a display on the property for which the Conditional Use Permit (or other case type) is applied.

The Neighborhood Meeting details are as follows:

Date: 06/20/2022

Time: 7:30pm

Location: 22906 Channel Road Caldwell, ID 83607

Property Description: Property owners residence

The project is summarized below:

Site Location: 22906 Channel Rd Caldwell, ID 83607 - North half of the property

Proposed Access: Accessed from Channel Road, via gravel driveway located across from Sprint Ct.

Total Acreage: Appx. 2 acres

Proposed Lots: Our property will be split in half, with the RV Storage being on the north half of the property

SCANNED

We look forward to the neighborhood meeting and encourage you to attend. At that time, we will answer any questions you may have.

Please do not call Canyon County Development Services regarding this meeting. This is a PRE-APPLICATION requirement and we have not submitted the application for consideration at this time. The County currently has no information on this project.

If you have any questions prior to the meeting, please contact us at:



Sincerely,

Tyler and Jolene Toups

Notice of Neighborhood Meeting

Conditional Use Permit

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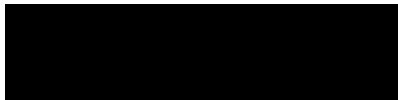
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If you have any questions prior to the meeting, please contact us at:



Sincerely,

Tyler and Jolene Toups

2020-055391

RECORDED

09/25/2020 09:16 AM

CHRIS YAMAMOTO
CANYON COUNTY RECORDER

Pgs=2 PBRIDGES \$15.00
TYPE DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

QUITCLAIM DEED

FOR VALUE RECEIVED,

Tyler J. Toups, an unmarried man does hereby convey, release, remise, and forever quit claim unto

Tyler J Toups and Jolene Raquel Thomas, husband and wife

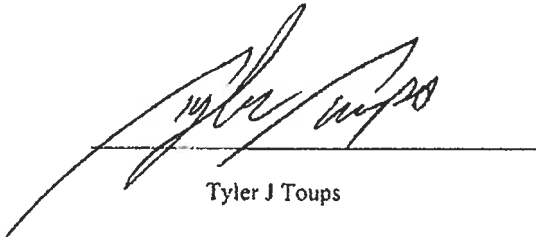
Whose current address is [REDACTED]

the following described premises, to-wit:

See Exhibit "A"

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Date: 9/21/2020

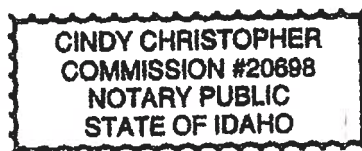

Tyler J Toups

State of Idaho)

) S.S.

County of Canyon)

On this 21 day of Sept, in the year 2020, before me
Cindy Christopher, personally appeared Tyler J Toups proved to me on the basis of
satisfactory evidence to be the person(s) whose name(s) is(are) subscribed to the within instrument, and
acknowledged that he(he)(they) executed the same.




Notary Public
My Commission Expires on 7-13-2025

SCANNED

2020-055391

EXHIBIT A

This parcel is a portion of the Northwest Quarter of the Northwest Quarter of Section 11, Township 4 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northwest corner of said Northwest Quarter of the Northwest Quarter; thence
South $0^{\circ} 39' 20''$ West along the West boundary of said Northwest Quarter of the Northwest Quarter a distance of 40.00 feet to a point
on the South boundary of the right-of-way for Idaho State Highway 44; thence
North $89^{\circ} 03' 51''$ East (of Record East) along said South right-of-way a distance of 50.00 feet to the TRUE POINT OF BEGINNING;
thence continuing
North $89^{\circ} 03' 51''$ East (of Record East) along said right-of-way a distance of 328.19 feet; thence
South $0^{\circ} 17' 50''$ West (of Record South $01^{\circ} 14'$ West) a distance of 540.01 feet; thence
North $89^{\circ} 20' 40''$ West a distance of 331.44 feet to a point which lies on a line 50.00 feet Easterly from and parallel with the West
boundary of said Northwest Quarter of the Northwest Quarter; thence
North $0^{\circ} 39' 20''$ East along said parallel line a distance of 530.89 feet to the TRUE POINT OF BEGINNING.

151
05

SCANNED

CONDITIONAL USE PERMIT CHECKLIST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:

<input checked="" type="checkbox"/> Master Application completed and signed
<input checked="" type="checkbox"/> Detailed letter fully describing the request and addressing any applicable Comprehensive Plan policies and ordinance requirements outlined below
<input checked="" type="checkbox"/> Neighborhood meeting sign-up sheet and copy of neighborhood notification letter
<input checked="" type="checkbox"/> Land Use Worksheet
<input checked="" type="checkbox"/> Site Plan showing existing and proposed site features
<input checked="" type="checkbox"/> Deed or evidence of property interest to all subject properties.
<input checked="" type="checkbox"/> \$850 non-refundable fee, \$550 for a modification

NOTE:

The following criteria are outlined in ordinance 07-07-05: HEARING CRITERIA:

Please provide a response to each of the criteria in the letter of intent.

- (1) Is the proposed use permitted in the zone by conditional use permit;
- (2) What is the nature of the request;
- (3) Is the proposed use consistent with the comprehensive plan;
- (4) Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area;
- (5) Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use;
- (6) Does legal access to the subject property for the development exist or will it exist at the time of development;
- (7) Will there be undue interference with existing or future traffic patterns; and
- (8) Will essential services be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use?

PROCESS: 1 PUBLIC HEARING (APPROVED BY PLANNING & ZONING COMMISSION)

****Additional studies and information may be required to understand the impact to traffic, the environment, economics and surrounding properties.**

SCANNED

Canyon County Development Services

111 N. 11th Ave. Room 140, Caldwell, ID 83605
(208) 454-7458

Building Division Email: buildinginfo@canyonco.org

Planning Division Email: zoninginfo@canyonco.org

Receipt Number: 74996

Date: 6/22/2022

Date Created: 6/22/2022

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Tyler Toups

Comments: CU2022-0031 location R34738010 0 22906 Channel Rd Caldwell

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Conditional Use Permit	CU2022-0031	\$850.00	\$0.00	\$0.00

Sub Total: \$850.00

Sales Tax: \$0.00

Total Charges: \$850.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	0039034666	\$850.00

Total Payments: \$850.00

ADJUSTMENTS

Receipt Balance: \$0.00

Issued By: kgeorge

Page 1 of 1

SCANNED